094.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,200 /	660,200
					USE VALUE:	660,200 /	660,200
					ASSESSED:	660,200 /	660,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOSSELIN JOHN T/ TRUSTEE
Owner 2:	LAWRENCE J MELIA REVOCABLE TR
Owner 3:	
Street 1:	36 EDMUND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELIA LAWRENCE J JR -
Owner 2:	-
Street 1:	36 EDMUND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6438.000	231,000		429,200	660,200
Total Card	0.148	231,000		429,200	660,200
Total Parcel	0.148	231,000		429,200	660,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.01 | /Parcel: 529.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 61337

GIS Ref

GIS Ref

Insp Date 08/13/18

!7706!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,000	0	6,438.	429,200	660,200		Year end	12/23/2021
2021	101	FV	224,100	0	6,438.	429,200	653,300		Year End Roll	12/10/2020
2020	101	FV	224,200	0	6,438.	429,200	653,400	653,400	Year End Roll	12/18/2019
2019	101	FV	195,400	0	6,438.	435,300	630,700	630,700	Year End Roll	1/3/2019
2018	101	FV	201,800	0	6,438.	325,000	526,800	526,800	Year End Roll	12/20/2017
2017	101	FV	201,800	0	6,438.	294,300	496,100	496,100	Year End Roll	1/3/2017
2016	101	FV	201,800	0	6,438.	282,000	483,800	483,800	Year End	1/4/2016
2015	101	FV	190,600	0	6,438.	239,100	429,700	429,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:02:12

LAST REV

Date	Time
12/17/19	14:09:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7706

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELIA LAWRENCE	73642-129	1	11/14/2019	Convenience	1	No	No		
MELIA LAWRENCE	47229-522		4/5/2006	Family	1	No	No		
	7216-98		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2008	917	Re-Roof	5,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	336	PATRIOT
4/8/2000	Inspected	264	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6438		Sq. Ft.	Site		0	70.	0.95	5									429,200						429,200	

Total AC/HA:	0.14780	Total SF/SM:	6438	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,200	Spl Credit		Total:	429,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	172.868
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334731
Depreciation:	103767
Depreciated Total:	230965

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

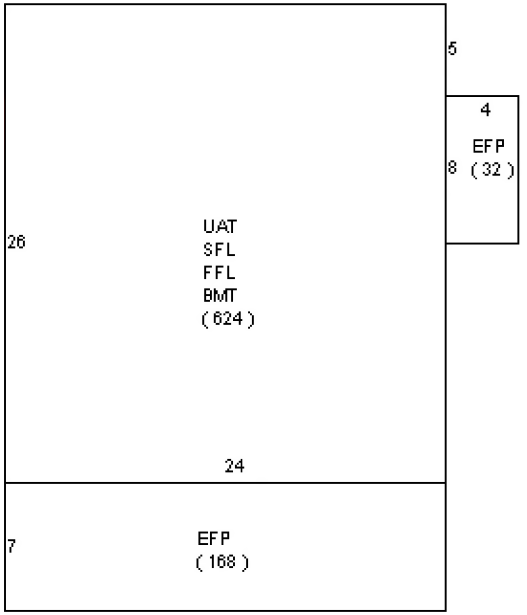
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.87
Special Features:	0	Val/Su Net:	103.68
Final Total:	231000	Val/Su SzAd	185.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	51.860	32,361
FFL	First Floor	624	172.870	107,869
SFL	Second Floor	624	172.870	107,869
EFP	Enclos Porch	200	40.220	8,045
UAT	Upper Attic	156	69.150	10,787
	Net Sketched Area:	2,228	Total:	266,931
Size Ad	1248	Gross Area	2696	FinArea 1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

094.0-0002-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: